

List of Approval Conditions

Application No. A/TSW/70

- Application Site : Tin Shui Wai Planning Area 112 (Tin Shui Wai Town Lot 33)
- Subject of Application : Proposed Comprehensive Residential and Commercial Development with Eating Place, Shop and Services, School and Public Vehicle Park in "Comprehensive Development Area" Zone
- Date of Approval : 8.12.2017
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (c), (e), (f), (g), (j), (m) to (p) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of a development and phasing programme for the proposed development to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission and implementation of a revised Landscape Master Plan including a tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
 - (d) no construction works including site formation works and piling works shall commence before obtaining agreement on the methodology and programme of the construction works from the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (e) the design and provision of a 30m wide non-building area and 5m setback area along site boundary with the Hong Kong Wetland Park to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (f) the submission of detailed planting (including transplanting) plan at the proposed 30m wide non-building area and 5m setback area along site boundary with the Hong Kong Wetland Park at least three months before the commencement of any planting works at the site, and the implementation of the planting proposal to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (g) the submission of a revised ecological assessment and implementation of the ecological mitigation measures and noise monitoring requirements identified in the revised ecological assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (h) the submission of an ecological monitoring and audit plan at least three months before the commencement of any construction works at the site, including site formation works and piling works, and the implementation of the proposed ecological monitoring and audit plan to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;



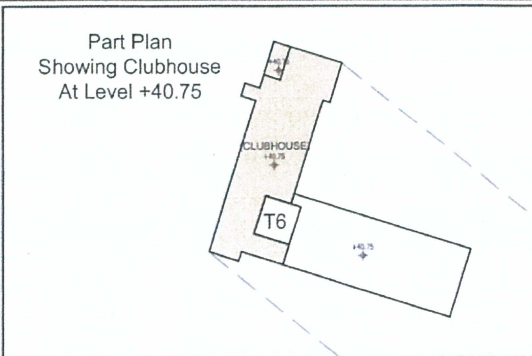
- (i) the submission of proposal on colour and materials of the building surface of the proposed development before the commencement of any construction works at the site, and implementation of the aforesaid proposal to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (j) the submission of a revised Environmental Assessment before commencement of the construction works, including site formation works and piling works, and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) the submission of an environmental monitoring and audit (EM&A) plan before commencement of the construction works, including site formation works and piling works, and the implementation of the EM&A requirements identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (l) the submission of a revised Sewerage Impact Assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (m) the submission of a revised traffic impact assessment and the implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (n) the design and provision of vehicular ingress and egress points to the site to the satisfaction of the Commissioner for Transport or of the TPB;
- (o) the design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (p) the submission of a revised drainage impact assessment and the implementation of the drainage mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB; and
- (q) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

Approved S16 Development Schedule (A/TSW/70)

Development Parameters	Proposed Scheme
Site Area (about)	75,500 m ²
Overall Plot Ratio	Not more than 1.5
Domestic (about)	1.39
Non-Domestic (about)	0.11
Total GFA ⁽¹⁾	Not more than 113,250 m ²
Domestic (about)	104,847 m ²
Non-Domestic (about) ⁽²⁾	8,403 m ²
Club House GFA (about) ⁽³⁾	Not more than 3,500 m ²
Site Coverage	
Domestic	Not more than 39%
Non-Domestic	Not more than 75%
No. of Tower Blocks	10
No. of Villas	20
No. of Houses	6
Total no. of Units ⁽⁴⁾	2,031
Tower Blocks	1,765
Villas	260
Houses	6
Average Flat Size (about)	51.62m ²
Maximum no. of Storeys	10 storeys above a 1-storey basement carpark
No. of Residential Storeys	
Tower Blocks	T1, T3, T5, T7-T9: 10 storeys T2, T6, T10-T11: 9 storeys
Villas	V1-V3, V5-V12, V15-V23: 6 storeys
Houses	H1-H3, H5-H7: 3 storeys
Maximum Building Height (to the main roof)	
Tower Blocks	T1, T3, T7-T9: +41.75mPD T10-T11: +41.85mPD T2, T5-T6: +44.25mPD ⁽⁷⁾
Villas	+28.60mPD
House	+20.20mPD
Commercial block ⁽⁵⁾	+13.20mPD
Clubhouse ⁽⁶⁾	+ 17.80mPD
Estimated Population ⁽⁸⁾	6,093
Private Open Space ⁽⁹⁾	Not less than 6,666m ²
No. of Car Parking Facilities ⁽¹⁰⁾⁽¹²⁾	
Residential ⁽¹¹⁾	340
Commercial ⁽¹¹⁾	58
Visitor ⁽¹¹⁾	64
Motorcycle ⁽¹¹⁾	48
Bicycle	117
No. of Loading/Unloading Facilities ⁽¹⁰⁾	
Residential	30
Commercial	4
Lay-by	
School Bus Lay-by ⁽¹³⁾	2
Taxi Lay-by ⁽¹³⁾	1
Public Vehicle Park ⁽¹⁴⁾	
Private Car	90
Coach	45
Motorcycle	9
Anticipated Completion Year / Schedule of Population Intake ⁽¹⁵⁾	2020

Remarks:

- (1) Including domestic GFA for Residential uses, and non-domestic GFA for 'Shop and Services', 'Eating Place', 'Kindergarten' and/or 'Nursery' uses, also 'Public Vehicle Park' uses provided according to special condition (25) of the lease.
- (2) Including 'Shop and Services', 'Eating Place', 'Kindergarten' and/or 'Nursery' uses of not more than 5,660m², which is in accordance with special condition (11)(c) of the lease that GFA for non-industrial (excluding private residential, godown, hotel, office and petrol filling station) purposes other than the Public Vehicle Park shall not exceed 5,660m²; and a Public Vehicle Park provided under special condition (25) of the lease.
- (3) About 3.0% of total domestic GFA or 3,500m² (whichever is greater); exempted from plot ratio calculation.
- (4) A minimum of 1,330 residential units are required to be provided under Special Condition No. (11)(e) of the New Grant.
- (5) 1-storey commercial block intends for 'Shop and Services', 'Eating Place', 'Kindergarten' and/or 'Nursery' uses.
- (6) 2-storey residents' clubhouse to the east of T10.
- (7) 1-storey of clubhouse on part of top floor of Tower 6.
- (8) Calculation based on a Person-Per-Occupied Flat (PPOF) ratio of 3.0.
- (9) HKPSG recommends a minimum Local Open Space provision of 1m² per person. Nonetheless, the Applicant shall provide not less than 6,666 m² of private open space as per previous Approved Scheme under application No. A/TSW/65.
- (10) Carparking spaces and loading/ unloading facilities to serve private residential development and commercial use in the Proposed Development.
- (11) ±5% flexibility allowed under lease included. Detailed calculations for the carparking provision can be referred in the Traffic Impact Assessment Report in the approved S16 planning application
- (12) 5 nos. of private car parking spaces are reserved for use by disabled person, among which a minimum of 1 no. shall be provided for visitors' use.
- (13) Provided for proposed 'kindergarten' and/or 'Nursery' use with 6 to 8 classrooms according to HKPSG.
- (14) Carparking spaces are stipulated under special condition (25) of the lease requirement for provision of a Public Vehicle Park.
- (15) As per the approval in S16 of the Proposed Development, the anticipated completion year / schedule of population intake is 2020. Detailed breakdown of the timing and phasing would be submitted under approval condition (b).



Planning Application No.
A/TSW/70



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零一七年十二月八日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 8. 12. 2017.

signed Ms Bernadette Linn 蕭漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署

LEGEND

--- APPLICATION SITE BOUNDARY	RESIDENTIAL FLATS	SHOP & SERVICES / EATING PLACE / KINDERGARTEN / NURSERY
CLUBHOUSE	PRIVATE GARDEN	NON-BUILDING AREA
RESIDENTIAL LOBBY	COVERED PUBLIC VEHICLE PARK	

Note: All spot levels marked on building structures (including towers, houses, clubhouse, shop and services / eating place / kindergarten / nursery) are referring to the main roof levels.

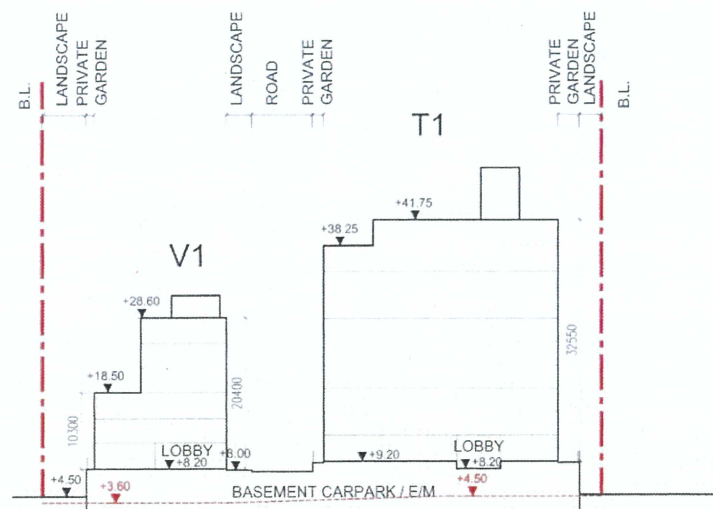


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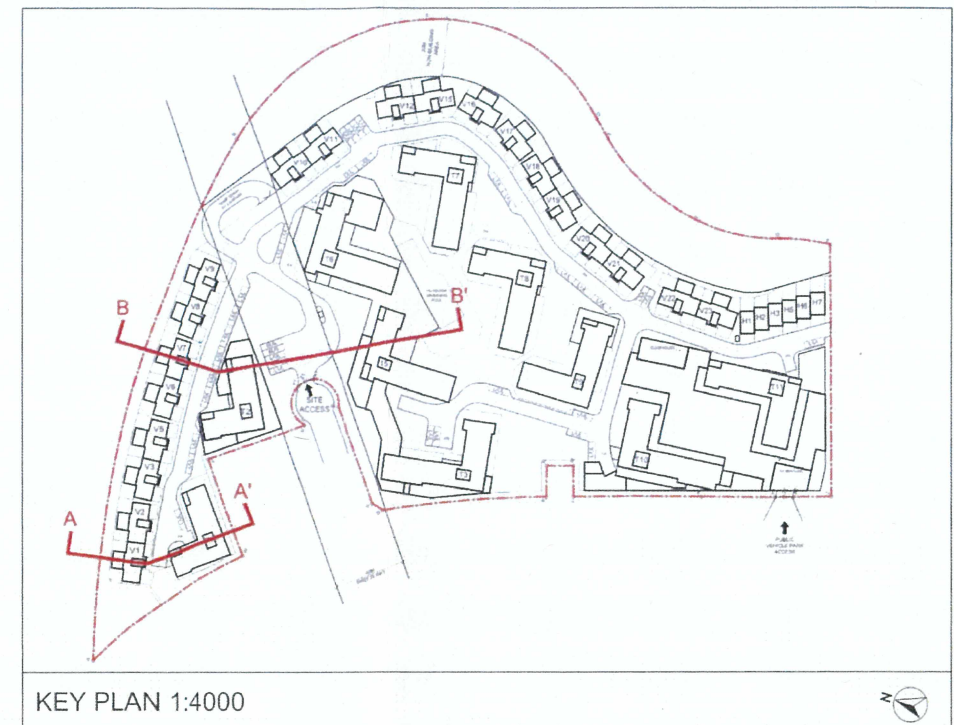
Title

Indicative Master Layout Plan

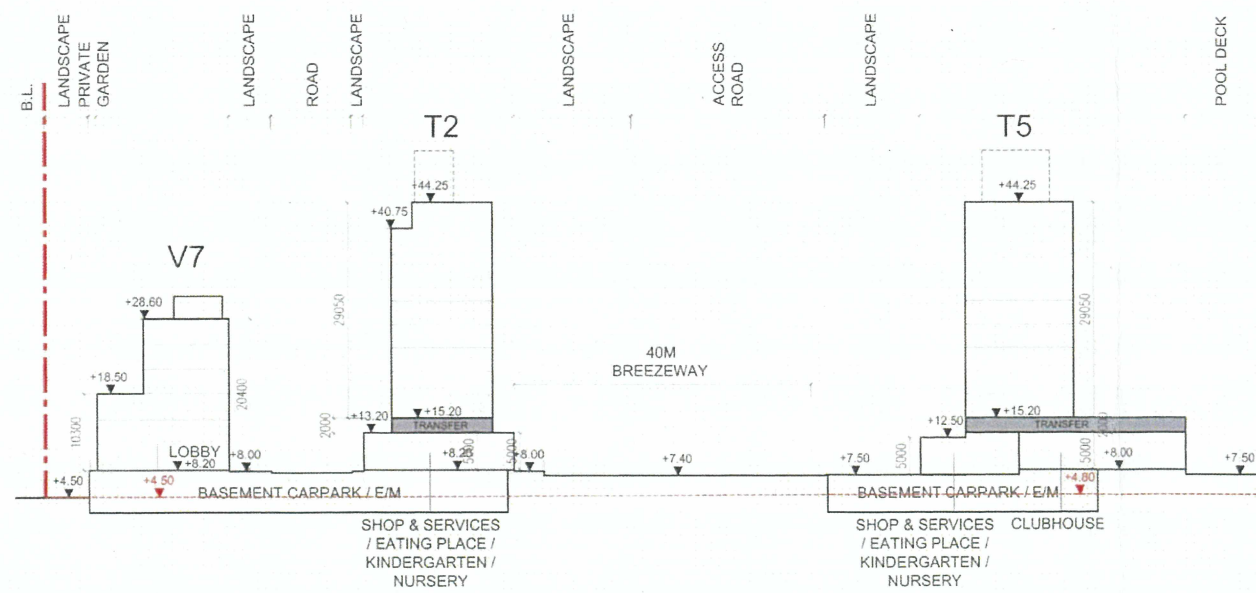
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Rev	0	Date	Nov 2017
Scale	N/A		Figure 3.1



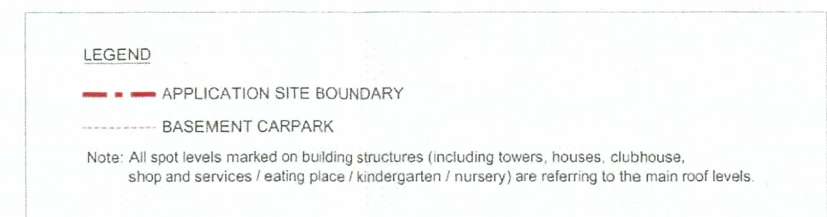
SITE SECTION A-A'

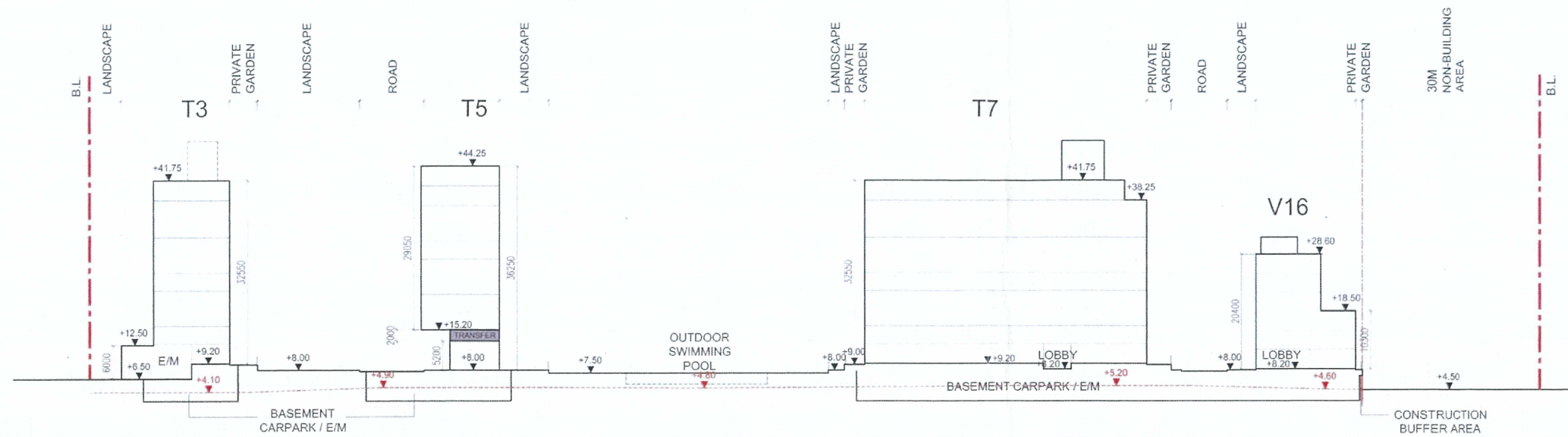


KEY PLAN 1:4000

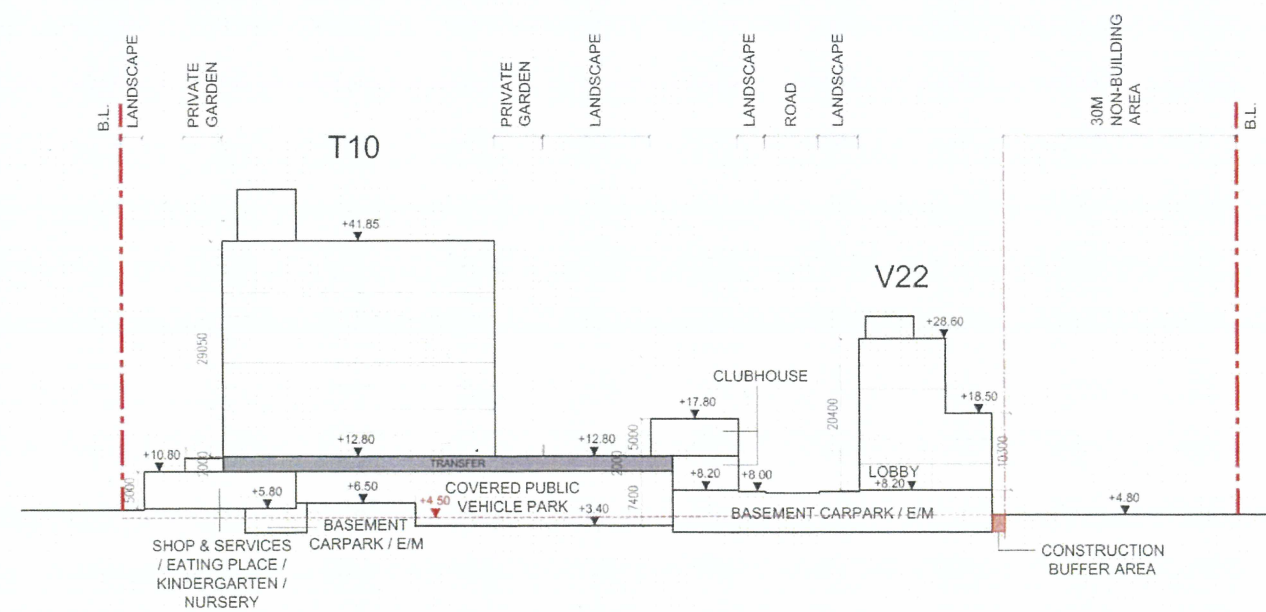


SITE SECTION B-B'

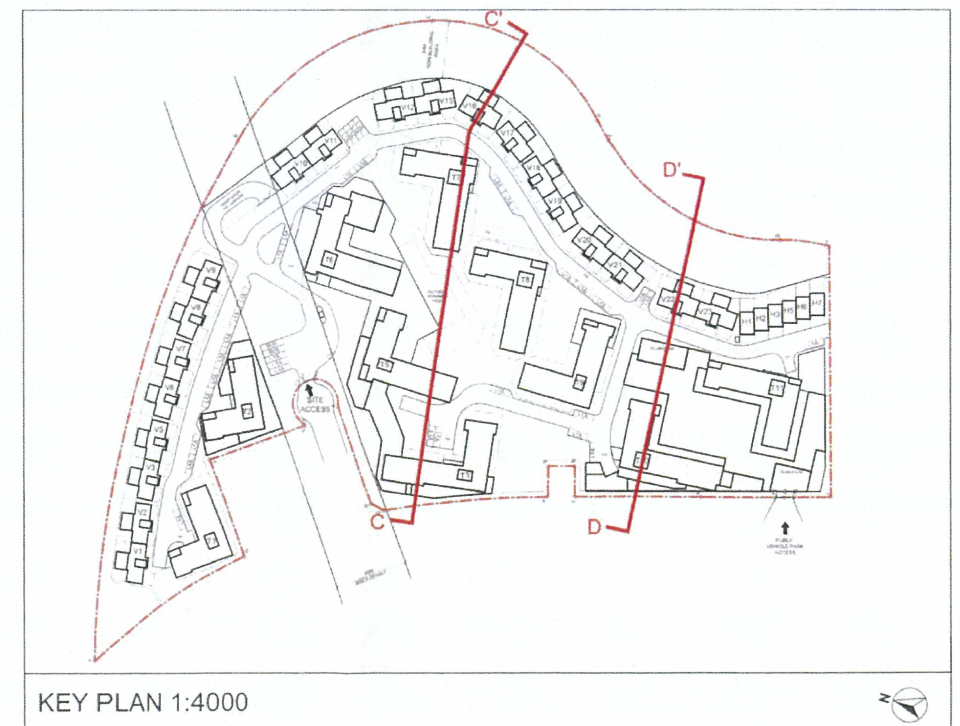




SITE SECTION C-C'



SITE SECTION D-D'



KEY PLAN 1:4000

LEGEND

--- APPLICATION SITE BOUNDARY

--- BASEMENT CARPARK

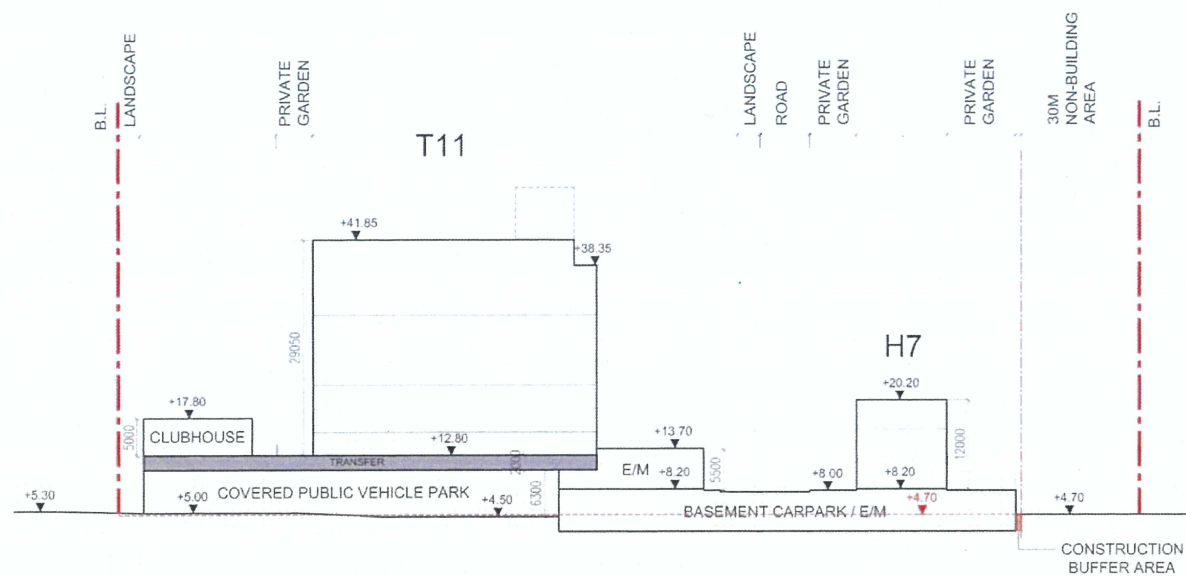
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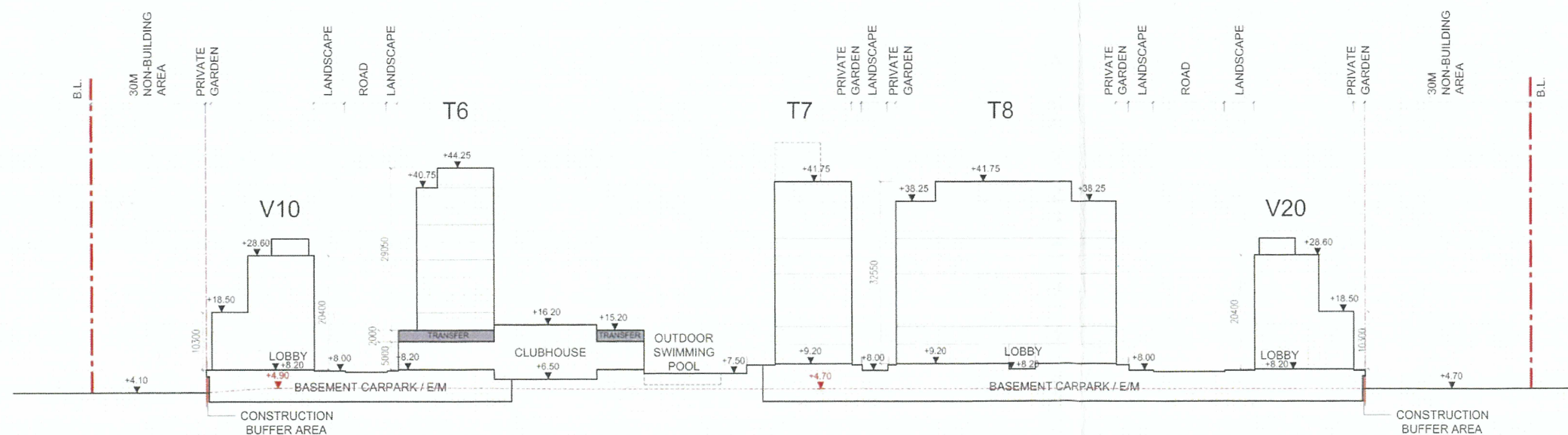
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Indicative Section CC and DD

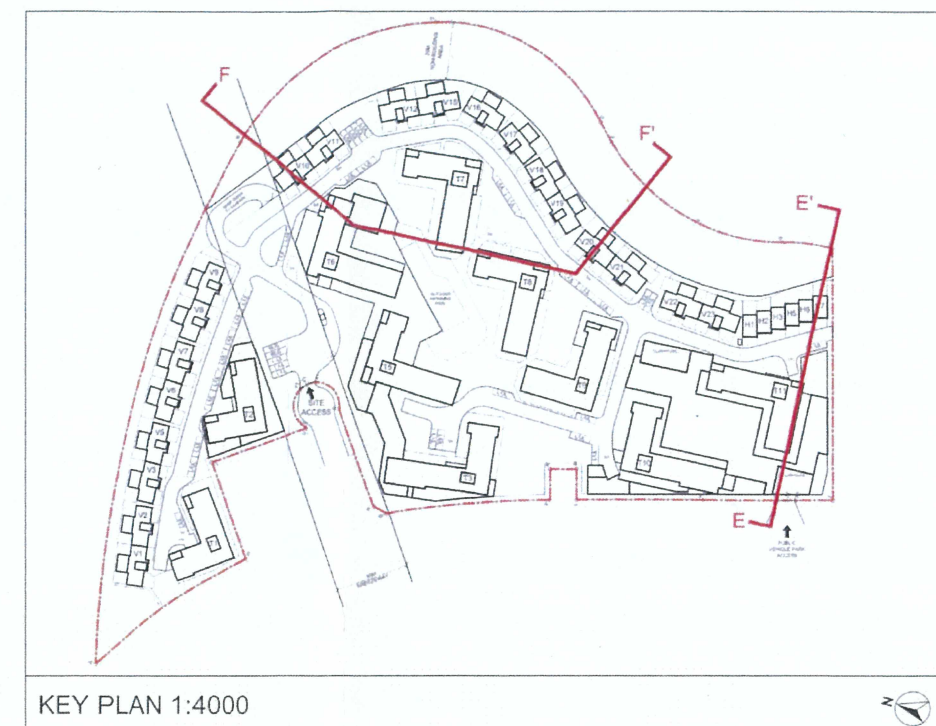
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Scale	1:1000	Figure	3.5



SITE SECTION E-E'



SITE SECTION F-F'



LEGEND

--- APPLICATION SITE BOUNDARY

--- BASEMENT CARPARK

Note: All spot levels marked on building structures (including towers, houses, clubhouse, shop and services / eating place / kindergarten / nursery) are referring to the main roof levels.

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Title

Indicative Section EE and FF

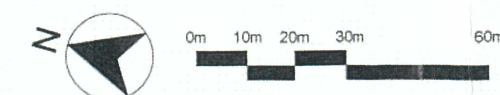
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Rev	0	Date	Sep 2017
Scale	1:1000	Figure	3.6

PROPOSED NATIVE WOODLAND SPECIES
FOR COMPENSATORY TREE PLANTING



LEGEND:

- Application Site Boundary
- Non-Building Area
- Extent of Basement Carpark & E/M Plant Room
- Trees proposed to be Retained (389 nos.)
- Trees proposed to be transplanted (91 nos.)
- Proposed Compensatory Trees (1092 nos.)
- Shrub Planting
- Lawn / Groundcover
- Private Garden
- EVA / Driveway
- Water Feature



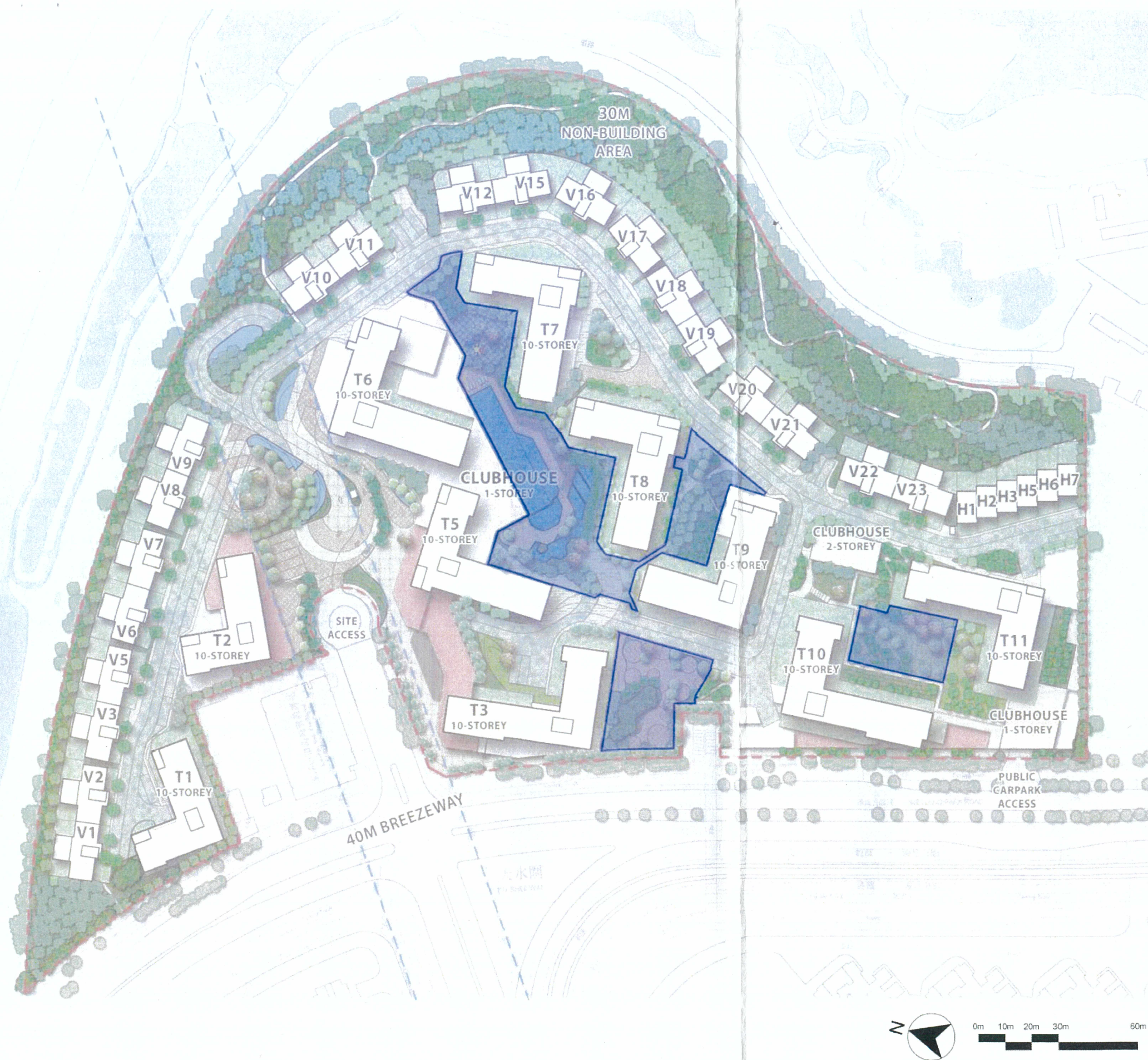
TIN SHUI WAI TOWN LOT NO.33

Landscape Master Plan

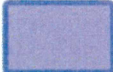
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Scale : 1:1500

Date : AUG 2017



LEGEND:

 Communal Open Space
(not less than 6,666 sqm)

TIN SHUI WAI TOWN LOT NO.33

Communal Open Space Plan

Dwg. No. : 2014211-33-S16-COSa
Scale : 1:1500
Date : AUG 2017
(A3-size)